LOTS 53 & 54 OAKS OF LAKE CITY P
WD 1179-026, WD 1194-2267, WD 12

KELTOS ROBERT/VONDERAHE IRENE
1343 SW MANDIBA DR
LAKE CITY, FL 32024-1489

2027

18-5S-17-09280-154

BUILDING CHARACTERISTICS

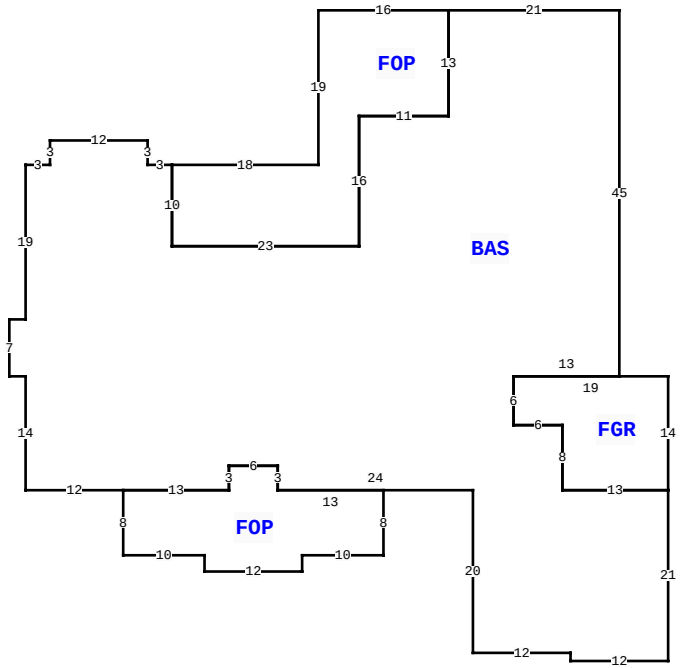
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,545	100		3,545	389,041
FGR	218	55		120	13,169
FOP	298	30		89	9,767
FOP	468	30		140	15,364
TOTALS	4,529			3,894	427,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,894	117.3700	129.11	502,754	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2014 Heated Area: 3545 HX Base Yr 2014



1343 SW MANDIBA DR, LAKE CITY

BLD DATE		LGL DATE	05/14/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		427,341
TOTAL MARKET OB/XF VALUE		45,047
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		724,388
SOH/AGL Deduction		288,680
ASSESSED VALUE		435,708
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		384,297
TOTAL JUST VALUE		724,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28400	POOL	160	03/18/2010
28426	POOL	160	03/18/2010
28026	SFR	884	08/24/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/2423	8/18/2023	LE	U	I	14	100
GRANTOR: KELTOS ROBERT (ENH LI						
GRANTEE: KELTOS GEORGE THOMA						
1211/2677	3/28/2011	WD	U	V	37	105,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: KELTOS & IRENE VOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= W16 S19 W18 S10 E23 N16 E11 N13$ S13 W11 S16 W23 N10 W3 N3 W12 S3 W3 S19 W2 S7 E2 S14 E12 FOP= S8 E10 S2 E12 N2 E10 N8 W13 N3 W6 S3 W13$ E13 N3 E6 S3 E24 S20 E12 S1 E12 N21 FGR= N14 W19 S6 E6 S8 E13$ W13 N8 W6 N6 E13 N45$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0280	POOL R/CON	0	100	0	0	378.00	UT	70.00	70.00	100	2010	2010	3	65	17,199	
3	0166	CONC,PAVMT	0	100	0	0	2,784.00	UT	2.25	2.25	100	2010	2010	3	100	6,264	
4	0020	BARN,FR	0	100	36	52	1,872.00	UT	10.00	10.00	100	2012	2012	3	100	18,720	
5	0252	LEAN-TO W/	0	100	8	36	288.00	UT	1.50	1.50	100	2012	2012	3	100	432	
6	0252	LEAN-TO W/	0	100	8	36	288.00	UT	1.50	1.50	100	2012	2012	3	100	432	

LAND DESCRIPTION

TOTAL OB/XF 45,047

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.90	140,000.00	126,000.00	126,000							
2	9901	C	AC/XFOB	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.90	140,000.00	126,000.00	126,000							

REVIEW DATE 08/29/2017 BY BC Total Acres: 8.98 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 11/17/2026 BY SYS